

AN ORDINANCE

101027

AMENDING AN EXISTING PROFESSIONAL SERVICES AGREEMENT AND AUTHORIZING PAYMENT IN THE AMOUNT OF \$273,800.00, TO REHLER VAUGHN & KOONE, INC. (SBE) FOR ARCHITECTURAL SERVICES IN CONNECTION WITH THE HAUSMAN ROAD BRANCH LIBRARY PROJECT LOCATED IN COUNCIL DISTRICT 8; AUTHORIZING \$72,000.00 FOR MISCELLANEOUS CONTINGENCY EXPENSES; \$50,000.00 FOR ENVIRONMENTAL CONTINGENCY EXPENSES; \$2,000.00 FOR ADVERTISING EXPENSES FOR A TOTAL ORDINANCE AMOUNT OF \$397,800.00; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

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WHEREAS, professional architectural services are required in connection with the Hausman Road Library project; and

WHEREAS, the firm of Rehler Vaughn & Koone, Inc., a SBE firm has submitted a proposal to perform the above mentioned services; and

WHEREAS, a previously executed professional services agreement with Rehler Vaughn & Koone, Inc., for services in advance of the full scope of design services in an amount not to exceed \$58,000.00 was authorized by City Council on April 29, 2004, through Ordinance No. 99115 with a provision for anticipated amendment for the full scope of professional services; and

WHEREAS, an increase in the original agreement amount is necessary to provide additional funds for architectural services to further the development of this facility; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The proposal for amendment of the professional services agreement with Rehler Vaughn & Koone, Inc., to provide architectural services, in connection with the Hausman Road Library Project is hereby accepted. A copy of the proposal is appended hereto and incorporated herein for all purposes as **Attachment I**. The amounts of \$72,000.00 for miscellaneous contingency expenses; \$50,000.00 for Environmental Contingency expenses and \$2,000.00 for advertising are hereby authorized.

SECTION 2. The total amount of \$273,800.00 is hereby authorized to be encumbered from the financial adjustments stated below and made payable to Rehler Vaughn & Koone, Inc.

SECTION 3. The following financial adjustments are hereby authorized to effect this Ordinance:

- (a) The amount of \$228,600.00 is appropriated in SAP fund 45913000, 1999 Library Bonds, WBS G6-00053-01-01-08, SAP GL account 6102100 - Interfund Transfers Out, entitled Transfer to 04-00101-90-04. The amount of \$228,600.00 is authorized to be transferred to SAP fund 45099000.
- (b) The amount of \$144,200.00 is appropriated in SAP fund 45803000, 2003 Library Bonds, WBS GO-00046-01-01-33, SAP GL account 6102100 - Interfund Transfers Out, entitled Transfer to 04-001-01-90-07. The amount of \$144,200.00 is authorized to be transferred to SAP fund 45099000.
- (c) The amount of \$25,000.00 is appropriated in SAP fund 45804000, 2003 Parks Bonds, WBS GO-00047-01-01-54, SAP GL account 6102100 - Interfund Transfers Out, entitled Transfer to 04-001-01-90-08. The amount of \$25,000.00 is authorized to be transferred to SAP fund 45099000.
- (d) The budget in SAP fund 45099000, General Obligations Capital Projects, Project Definition 04-00101, Hausman Road Branch Library and Park Improvements, shall be revised by increasing WBS element 04-001-01-90-04, entitled "TRF FR GO-00053-01-01-08", SAP GL Account 6101100 - Interfund Transfers In, by the amount of \$228,600.00.

- (e) The budget in SAP fund 45099000, General Obligations Capital Projects, Project Definition 04-00101, Hausman Road Branch Library and Park Improvements, shall be revised by increasing WBS element 04-001-01-90-07, entitled "TRF FR GO-00046-01-01-33", SAP GL Account 6101100 - Interfund Transfers In, by the amount of \$144,200.00.
- (f) The budget in SAP fund 45099000, General Obligations Capital Projects, Project Definition 04-00101, Hausman Road Branch Library and Park Improvements, shall be revised by increasing WBS element 04-001-01-90-08, entitled "TRF FR GO-00047-01-01-54", SAP GL Account 6101100 - Interfund Transfers In, by the amount of \$25,000.00.
- (g) The amount of \$273,800.00 is appropriated in Fund 45099000, General Obligation Capital Project Fund, Project Definition 04-00101, Hausman Road Branch Library and Park Improvements, general ledger account 5201100 WBS element 04-00101-01-02, is authorized to be encumbered and made payable to Rehler Vaughn & Koone, Inc when a purchase order is issued.
- (h) The amount of \$72,000.00 is appropriated in Fund 45099000, General Obligation Capital Project Fund, Project Definition 04-00101, Hausman Road Branch Library and Park Improvements, general ledger account 5201100 WBS element 04-00101-01-03, is authorized to be encumbered and made payable for consultant contingencies.
- (i) The amount of \$50,000.00 is appropriated in Fund 45099000, General Obligation Capital Project Fund, Project Definition 04-00101, Hausman Road Branch Library and Park Improvements, general ledger account 5201100 WBS element 04-00101-01-02, is authorized to be encumbered and made payable for engineering contingencies.
- (j) The amount of \$2,000.00 is appropriated in Fund 45099000, General Obligation Capital Project Fund, Project Definition 04-00101, Hausman Road Branch Library and Park Improvements, general ledger account 5201150 WBS element 04-00101-05-01, is authorized to be encumbered and made payable for advertising costs.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager, the Interim City Manager, or the City Manager's designee, correct allocation to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 5. This Ordinance shall be effective on the 26th day of June 2005.

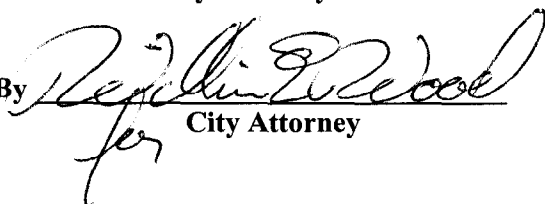
PASSED AND APPROVED this the 16th day of June, 2005.

ATTEST


CITY CLERK


M A Y O R
EDWARD D. GARZA

APPROVED AS TO FORM
Office of the City Attorney

By 
for City Attorney



Architects
Interior Designers
Landscape Architects

June 1, 2005

Mr. Chester Slimp
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

RE: Hausman Road Branch Library & Park

CHESTER, thank you for the opportunity to submit the enclosed proposal for architectural services.

If you have any questions regarding the proposal, please let me know. We look forward to working with you.

Ken Rehler
President

Enclosures

pkd

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ATTACHMENT I

PROJECT SCOPE

The project consists of a new one-story branch library of approximately 16,000 sq. ft. on a 24 acre park site located Hausman & Wollar Rd., San Antonio, TX. The project construction estimate budget is approximately \$1,925,500 for the basic library, \$685,500 for library upgrades.

BASIC SERVICES

1. **Schematic Design** - Based on site and program information developed during the Initial Phase Services, we will prepare a site plan illustrating the size and relationship of the project components. We will develop design sketches to determine the scale and character of the project. We will prepare a schematic floor plan and color rendered exterior elevations.
2. **Design Development** - Based on the approved schematic design work, we will prepare additional drawings and other documents to fix and describe the size and character of the project. Interior design services for the selection of finishes and colors will be provided.

During this phase, our consultants will determine the civil, structural and mechanical-electrical requirements and systems to be used, as appropriate.

3. **Construction Documents** - Based on the approved design development work, we will prepare architectural construction drawings and specifications setting forth the requirements for the construction of the project. As part of our quality control, we will take one to two weeks to review and coordinate all architectural and consultant drawings before final printing. The drawings will be prepared utilizing computer-aided design and drafting equipment (CAD). We will also assist you in preparing the conditions of the contract for construction.

During this phase, our consultants will prepare the drawings and specifications for the civil, structural and mechanical-electrical engineering portions of the project.

4. **Bidding or Negotiation** - We will assist you in obtaining General Contractor proposals and in preparing and awarding a contract for construction.
5. **Construction Administration** - We, assisted by our consultants, will provide administration of the construction contract consisting of the following services:
 - a. review each shop drawing, sample, and other submittal by a contractor;
 - b. prepare or review each change to plans or specifications;
 - c. visit the construction site at intervals appropriate to the stage of construction to:
 - i. become generally familiar with and keep the client generally informed about the progress and quality of the portion of the construction completed;
 - ii. make a reasonable effort to identify defects and deficiencies in the construction;
 - iii. determine generally whether the construction is being performed in a manner indicating that the project, when fully completed, will be in accordance with the plans and specifications.
 - d. Notify the client in writing of any substantial deviation from the plans and specifications that may

- prevent the building from being occupied or utilized for its intended use.
- e. Review and issue the contractor's monthly Application and Certificate for Payment.

6. **Building Permit Services for the City of San Antonio** - The City of San Antonio requires that the Architect or Engineer be the prime contact for all building permits. We can submit for building permit and will provide to the City information required by them, answer their questions and provide services as required to help the City process the application for building permit. Fees paid by the Architect will be reimbursed by the Owner.

ADDITIONAL SERVICES

Additional Services include any work which is not outlined as part of the Basic Services above and/or any work required beyond the limitations set forth in this proposal. If our work proceeds based on an approved design and changes are later required, the extra work necessary to make the changes will be done as an additional service. The following will also be provided as additional services:

1. **Sign/Graphics Design**- We can provide design and documentation for exterior project and/or construction site signs, interior building graphics and sign standards, as you may require.

CONSULTANT SERVICES

We will rely on outside professional firms to provide structural and mechanical-electrical engineering and/or other special consulting services necessary for the design of the project.

Civil - M. W. Cude Engineers, LLC
 Structural - Lundy & Franke Engineering
 MEP - ms2 Inc.

BASIC COMPENSATION

Compensation for Basic Architectural Services 1-5 (Schematic Design through Construction Administration) inclusive of normal structural, mechanical electrical engineering will be a stipulated fixed fee of One Hundred Ninty Eight Thousand Nine Hundred Dollars (\$189,300).

Payments for Basic Services will be made monthly. Compensation for each basic service 1-5 will equal the following percentages of the total basic services fee:

Schematic Design	15%
Design Development	20%
Construction Documents	40%
Bidding/Negotiation	05%
Construction Administration	20%

ADDITIONAL SERVICE COMPENSATION & REIMBURSABLE EXPENSES

Additional Services are available but not included in the compensation for Basic Services. If required, we will perform additional services at our standard hourly rates in effect at the time the work is done or, at your request, we can provide a separate proposal for any additional services which you desire. Please refer to the attached hourly compensation schedule which is currently in effect.

Reimbursable expenses, such as reproduction of documents (exclusive of interoffice and inter-disciplinary coordination prints), auto travel mileage, delivery charges, long distance communication, freight, and expenses incurred in travel and lodging will be billed monthly at 1.15 times our cost and building permit fees will be billed at our cost. All reimbursable expenses will be in addition to the above compensation.

See Exhibit 1 for the estimated allowances for additional services, which totals \$84,500.

INVOICES

Invoices for the work we have performed will be submitted to you each month. Payment is due upon receipt. If payment is overdue, interest will be charged @ the rate set forth by state law.

The Texas Board of Architectural Examiners, 8213 Shoal Creek Boulevard, Suite 107, Austin, Texas 78758, ph - 512-458-1363, has jurisdiction over complaints regarding the professional practices of persons registered as Architects, Interior Designers and Landscape Architects.

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